



Price Band £500,000 to £525,000

Old Farm Avenue, Sidcup, DA15 8AS

**Chattertons**

EST 1893



Price Band 500,000 to 525,000. Located in a convenient spot at the New Eltham end of the road and so around 10 minute walk to New Eltham mainline station and with the vast open space of Avery Hill Park right on the doorstep. The house is presented in excellent condition and has lovely feeling of space. The accommodation includes large lounge, separate modern kitchen diner with integrated appliances, 3 bedrooms and good size bathroom. The landing is spacious and has access into the loft. The house has great potential for extension to the rear and upon into the loft, which of course would be subject to planning permission. The rear garden has a lawned area with plants and trees and the front has a private driveway which provides off road parking.



**1930s house in excellent condition**

**Modern kitchen diner**

**3 bedrooms**

**Lovely rear garden**

**Fronts driveway**

**Entrance Porch**

**Entrance Hall**

Oak flooring, under stairs storage

**Lounge 14' 1" x 12' 6" (4.29m x 3.81m)**

Double glazed bay window, radiator, 2 built in cabinets, carpet

**Kitchen Diner 18' 1" x 12' 6" (5.51m x 3.81m)**

Double glazed French doors to the garden, 2 double glazed windows, wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, integrated dishwasher, plumbing for washing machine, integrated oven and gas hob, oak flooring

**Stairs to the first floor**

Spacious landing, access to loft, carpet

**10 minutes walk to New Eltham mainline station**

**Avery Hill Park on the doorstep**

**Upstairs bathroom**

**Great potential for extension (stpp)**

**Light neutral decor**

**Bedroom 1 14' 5" x 10' 10" (4.39m x 3.30m)**

Double glazed window, radiator, laminate flooring

**Bedroom 2 12' 2" x 10' 2" (3.71m x 3.10m)**

Double glazed window, radiator, laminate flooring, storage cupboard

**Bedroom 3 7' 3" x 6' 11" (2.21m x 2.11m)**

Double glazed window, radiator, laminate flooring

**Bathroom**

2 frosted double glazed window, shower bath with mixer taps, low level wc, wash hand basin with vanity below and mixer taps, chrome heated towel rail, tiled walls, modern flooring

**Rear Garden 39' 8" x 19' 0" (12.08m x 5.79m)**

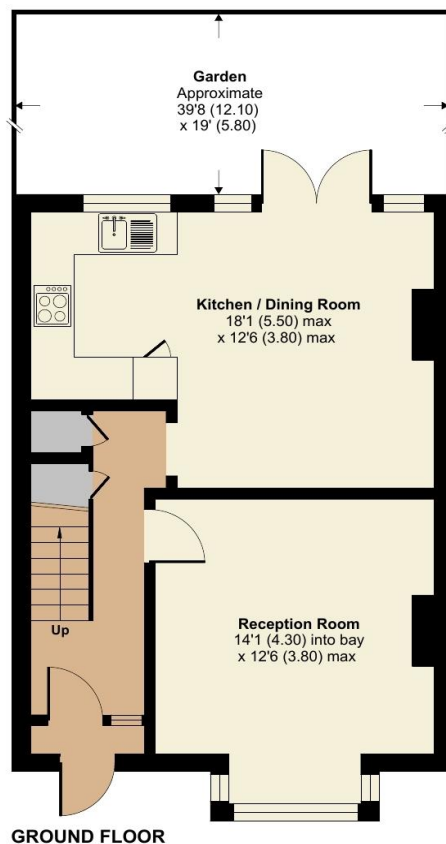
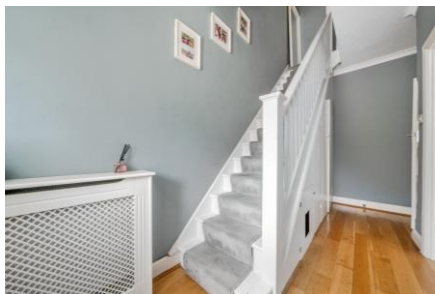
Laid to lawn with patio area

**Driveway**

To the front providing off road parking



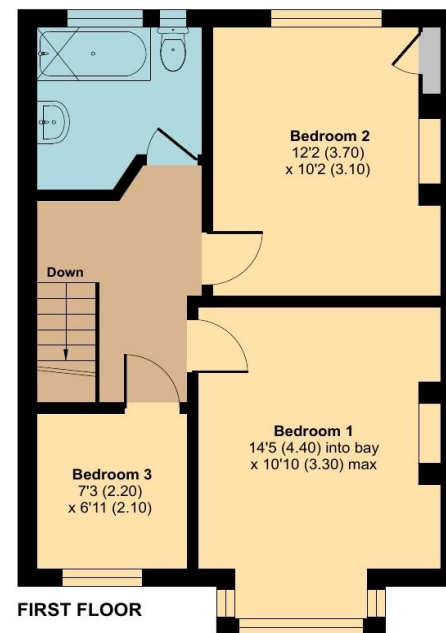




## Old Farm Avenue, Sidcup, DA15

Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1276450

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